

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 15, 2005

ITEM NO. 6

CASE NUMBER/  
PROJECT NAME

**87-DR-2005**  
**Lowe's Home Improvement Center**

LOCATION

7950 E. McDowell Road

REQUEST

Request approval of a site plan and elevations for construction of a new home improvement center.

OWNER

Retail Development  
Partners LLC  
480-213-3071

ENGINEER

DEI Professional Services,  
LLC  
602-954-0038

ARCHITECT/  
DESIGNER

Kurt D. Reed Associates,  
Inc.  
480-941-1440

APPLICANT/  
COORDINATOR

Peter Vesecky  
Lowe's HIW, Inc.  
602-954-0038

BACKGROUND

## **Zoning.**

The site is zoned C-S (Regional Shopping Center). The C-S zoning allows a range of commercial operations including business and professional uses, and a myriad of retail uses. The proposed home improvement center is a use permitted in this zoning district.

## **Context.**

The site is located on the northwest corner of Hayden and McDowell Roads.

## **Adjacent Uses:**

- North: Single family residences in the R1-7 PRD district.
- South: Commercial businesses in a C-3 zone.
- East: Various commercial uses in a Planned Neighborhood Center (PNC) zone.
- West: Commercial uses in the C-3 zone.

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The applicant is requesting approval of a site plan and elevations for the construction of a new home improvement center. There is currently an existing K-Mart on the site, which will be completely demolished and replaced with the proposed development.

## **Development Information:**

- Existing Use: Retail
- Proposed Use: Retail / Warehouse

- Parcel Size: 555, 994 Square Feet
- Building Size: 138, 684 Square Feet
- Garden Center Size: 31, 709 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 36 Feet
- Parking Required: 508 Stalls
- Parking Provided: 550 Stalls
- FAR Max/Provided: 0.8 / 0.25

## DISCUSSION

The applicant is proposing a new home improvement center at the corner of McDowell and Hayden Roads. The site currently contains a closed K-Mart center, which was built in the 1960's. The empty building will be completely demolished and site redeveloped as a home improvement center. The site is sufficiently large for the proposed use and has been designed to accommodate the current market demands for this type of use. Neighborhood residents have contacted the City on multiple occasions requesting this type of use in the southern portion of the City.

### **Architectural Style.**

The structure will be constructed similarly to other major home improvement centers, with an upgraded façade. The skin of the building will be composed of a combination of tilt concrete, split face CMU block, stucco/EIFS, and a color palate consisting of nine (9) colors in the earthtone brown/beige/ green family. The roof will be constructed out of a standing seam metal (Berridge Terra Cotta).

The structure articulates in several locations, both horizontally and vertically. The most pronounced of these horizontal connections is under the portico at the main entrance. The applicant is proposing columns constructed of cultured stone, CMU block, and stucco to accentuate these elements. To the west of the main entrance, there will be a series of vertical columns and other decorative features along this façade of the structure. At the far western edge of the structure is the lumber yard entrance and covered drive-through pick-up area. Along the front façade, east of the entrance of the proposed structure, the applicant is proposing similar columns culminating at the Garden Center. The Garden Center is enclosed by mesh fabric inside of wrought iron rails and has a slightly different design pattern on the face of the wall above the railing and fabric, than is seen along other parts of the building structure.

Vertically, the applicant has added several roof line variations along the front and rear facades of the structure. These consist of hip roofs, (in the case of the front entrance point and lumber yard entrance) to be constructed of metal, and extended parapets than include a decorative cornice treatment.

One important component of the proposed architecture is the amount of a detail the applicant has proposed for the rear of the site. Many commercial structures will "turn their backs" on the surrounding properties, while this proposed design succeeds in providing some detailing in that portion of the structure.

**Circulation.**

The applicant is proposing to have all large truck traffic enter off of Hayden Road, directly adjacent to the truck loading area. There is enough space in this corner of the site for a full truck turnaround, if necessary. The trucks would then exit onto Hayden Road. The applicant is also proposing to have a smaller drop off area along the back of the site, which will facilitate a myriad of operational movements within the store itself. This area would be blocked from through traffic by two large gates. These gates would also function as a security measure as well. The lumber yard and garden center areas would receive smaller truck delivery for their respective needs. The delivery to the Garden Center is generally handled by smaller delivery trucks at either the primary loading dock adjacent to the Garden Center or the back of the facility between the two gates, while the lumber is delivered along the back of the facility.

The majority of vehicular traffic will be facilitated by three entrances along McDowell Road and two entry points along Hayden Road. There are median cuts along both McDowell and Hayden Roads to facilitate left turn movements into the proposed shopping center.

In terms of pedestrian mobility, there are pedestrian connections to Hayden Road, McDowell Road, and the adjacent parcel to the west. Finally, there will be vehicular cross-access agreement with the adjacent parcel to the west.

**Noise.**

As with any large home improvement center which requires multiple truck deliveries to meet operational needs, noise and the impacts to sensitive land uses are evaluated. The project is located directly adjacent to an existing R1-7 residential development to the north. The applicant has submitted a noise analysis, and staff has evaluated it and finds it to correctly identify the proposed impacts and appropriate mitigation. Staff has added the bulk of the recommended mitigation measures to the proposed stipulations of approval for this project.

Some highlights of the mitigation which will occur are:

- Provision of a 12-foot wall (measured from the outside) adjacent to the large truck loading area.
- Maintain a minimum 100-foot buffer from adjacent residential districts from the use of any outdoor loudspeaker.
- Only use the generator during the late morning on weekdays.
- Use smart alarms on forklifts rather than the usual loud “beep” when backing up.

**McDowell Road Improvements.**

The City’s Transportation Department is undertaking a major project to reconstruct and improve the McDowell Road corridor. Corridor improvements include: adding additional landscaping, reconstructing medians in some locations, and adding decorative elements within the right of way. The McDowell frontage of this site will be improved at a later date, and the applicant is aware of this ongoing project. No final decisions have been made at this time

regarding these future improvements. The proposed landscape shown on the plan is for graphical purposes only. The City will be constructing the right of way and landscape improvements to be in conformance with the approved McDowell Road Streetscape project as part of a Capital Improvement Project (CIP) to be timed accordingly with the construction of the Lowe's facility.

There is no substantive impact to the proposed Lowe's project, as all improvements will take place within the right-of-way. A new bus stop will be located along the frontage of this site, and a new deceleration lane will be located to support westbound traffic into the first entry point, just west of Hayden Road.

**Hayden Road (Future) Improvements.**

The City's Transportation Division has indicated that at a future date, the City will most likely be constructing a right-turn deceleration lane from southbound Hayden Road to westbound McDowell Road. As such, a ten-foot dedication of right-of-way will be required. The City's Transportation Department has not determined the final design of this improvement or the timing and as such, staff has stipulated that the applicant be required to construct a minimum 8-foot wide sidewalk to be placed a minimum of 5 feet from the curbface along Hayden Road.

**Landscape.**

The applicant is proposing a series of 2-inch and 36-inch box trees, as well as a series of low shrubs and groundcover to cover the periphery of the site, including McDowell Road, and Hayden Road. These plants and trees will be located in a 25-foot setback buffer to the parking lot edge from the property line. As mentioned above, the City will be improving the McDowell Road right-of-way, and some of those improvements will add additional landscaping toward the street. Finally, staff has added a stipulation to require additional landscape diamonds in the parking lot, to provide additional tree planting in the front parking lot.

The applicant has agreed to add additional landscaping along the frontage of the building, to be compatible with the proposed architecture of the structure, and further soften the front façade. To the rear, in addition to the noise mitigation listed above, the applicant is proposing a 10-foot landscape buffer to further shield the adjacent residential area. This area will be planted with trees and low shrubs.

OTHER BOARDS AND  
COMMISSIONS

The Development Review Board's action is final on this matter, unless a timely appeal is filed with the City Clerk of the City of Scottsdale.

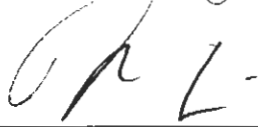
STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

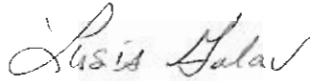
**STAFF CONTACT(S)**

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Principal Planner  
Phone: 480-312-7059  
E-mail: mcummins@ScottsdaleAZ.gov

**APPROVED BY**



Mac Cummins, AICP  
Report Author



Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations
7. Black & White Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

**Project Narrative  
For  
Proposed Lowe's Home Improvement Center Development  
Located at the Northwest Corner of McDowell Road  
and Hayden Road, in Scottsdale, AZ**

Lowe's HIW, Inc. proposes to develop a Lowe's Home Improvement Center at the northwest corner of McDowell Road and Hayden Road. A Site plan depicting the proposed development is included with the Design Review submittal package.

The project site is primarily zoned C-S with a small portion of the site zoned C-3. The project site consists of 12.74 net acres and is currently developed as a Kmart store consisting of a main building, an auto service center, and a restaurant. A site aerial and context plan is included in the Design Review submittal package.

The land uses adjacent to the site are as follows:

- ◆ North – Zoning R1-7 Single Family Residential
- ◆ East – (Across Hayden Road) Zoning PNC Medical Office
- ◆ Southeast – (Across Intersection) Zoning I-1 Gas Station and Offices
- ◆ South – (Across McDowell Road) Zoning C-3 Commercial Retail
- ◆ West – Zoning C-3 Retail / Shopping

The proposed Lowe's development consists of a building area of 138,684 square feet and an outdoor garden center of 31,709 square feet. The building height will be 36-feet.

The building design is based on the creativity and quality of the existing Lowe's located on Frank Lloyd Wright and Scottsdale Roads. This building is based on a contemporary look with the use of quality materials and a creative design theme that continues around the entire building. As a part of the city requirements all roof equipment is screened by the exterior wall parapets which have been extended to the height of 36 feet above the finish floor. There are several exterior wall projections that exceed that height, however they are added to create interest and break up the horizontal line of the building. There are several projections from the main building wall that extend from a minimum of 2 feet to 56 feet. The materials used will include tilt concrete exterior walls, split face CMU, slate tile, stucco/EIFS, vertical/horizontal vinyl clad fencing fabric at the Garden Center and decorative accent lighting at several areas along the front elevation. This elevation is unique for this site and should be an asset to the City of Scottsdale as design theme that extends along the McDowell Corridor.

Based on the City of Scottsdale criteria, the required parking for the development is 612 spaces and 613 are provided, see site plan.

The site landscaping as depicted, the conceptual landscape plans are consistent with the City Guidelines and the McDowell Road landscaping will be designed consistent with the "Desert Oasis" designation in the City's McDowell Road Corridor plan.

87-DR-2005  
10/13/2005







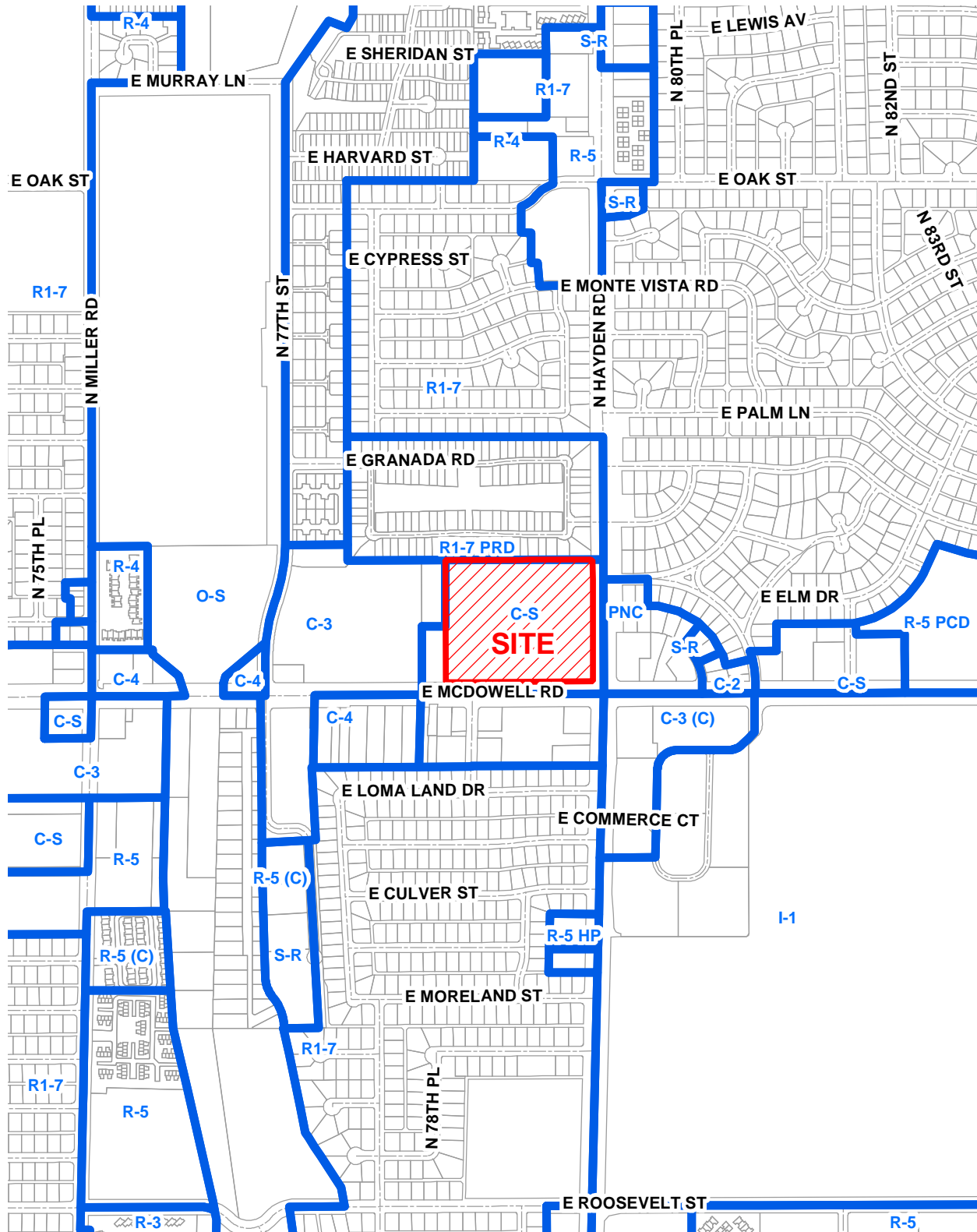


Lowe's Home Improvement

**87-DR-2005**

ATTACHMENT #2A



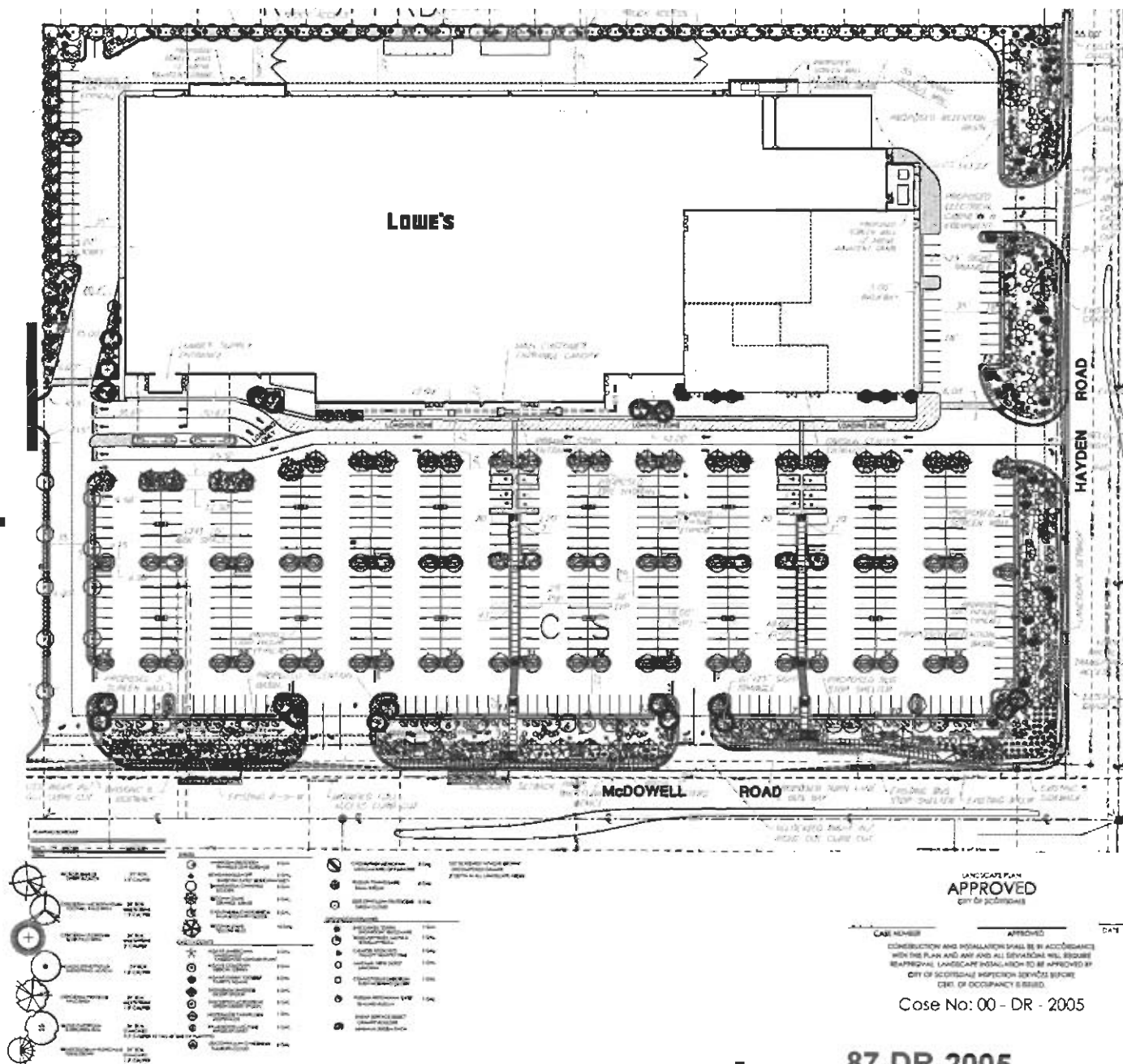


# 87-DR-2005

ATTACHMENT #3

I





# **CITY OF SCOTTSDALE LANDSCAPE NOTES:**

ALL AUTOMATIC IRRIGATION SYSTEMS WILL BE INSTALLED DRAINAGE TRENCHES TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 18" SLOPE FROM WALK OR CURB FOR 3' AROUND ALL STREETS.

ALL SIDES OF WALKS ADJACENT TO THE PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

SHORT DISTANCE TRAVELERS SHALL BE SHOWN ON FINAL PLANS FOR DEVIATIONS FROM COMMERCIAL DISTANCE AND ANY INTERSECTIONS. AREA WITHIN SAFETY TRIANGLE SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT SPREADS AT LEAST 10 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET ELEVATION.

ALL SIGNS ON USE ARE AT MAX.

NO SIGN AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SIGNAGE DIMENSIONS.

SEE ELECTRICAL DRAWINGS FOR ALL LIGHTING LOCATIONS.

SEE ARCHITECTURAL FOR SIGNAGE DIMENSIONS.

SEE CIVIL DRAWINGS FOR ALL UTILITY AREAS, SIGNALS, AND SIGN RINGS.

SEE ARCHITECTURE FOR SIGN RING DETAILS.

LANDSCAPE SEPARATE ATTACHMENT & PERMIT.

TERMINAL ALL SPRAY & FLOWERS FIVE BIRCHES TO BE PLANTED AT THE END OF EACH DRIVE OR DRIVEWAY.

A MINIMUM OF 10' CLEARANCE OF THE PROPOSED WALK SHALL BE MAINTAINED. FURNISH TO THE CITY OF SCOTTSDALE FOR CONFORMANCE WITH THE CITY OF SCOTTSDALE ORDINANCE ARTICLE 15, SECTION 15.01, AS AMENDED BY THE CITY OF SCOTTSDALE ORDINANCE ARTICLE 15, SECTION 15.01.

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**T.J. McQueen  
Associates INC**  
1121 E Missouri Suite 218  
Phoenix, Arizona 85014



LANDSCAPE PLAN  
0' 20' 40' 60'

**LOWES**  
NWC HAYDEN AND McDOWELL RD

SCOTTSDALE, ARIZONA

DATE: 11/20/05  
DRAWN BY: A. DOORSON  
CHECKED BY: T.J.M.

REVISIONS:

**LANDSCAPE PLAN  
APPROVED**  
City of Scottsdale

CASE NUMBER: 87-DR-2005

**87-DR-2005**  
11/28/05





KDRA  
KIDDER DESIGN & ARCHITECTURE

ATTACHMENT #6

**LOWE'S**  
of  
South Scottsdale

**EXTERIOR ELEVATIONS**

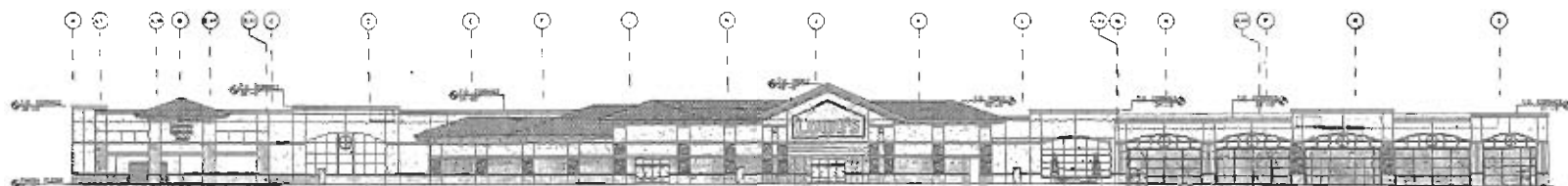
Lowe's of South Scottsdale  
NWC Hayden Road & McDowell Road  
Scottsdale, Arizona  
November 18, 2005

87-DR-2005

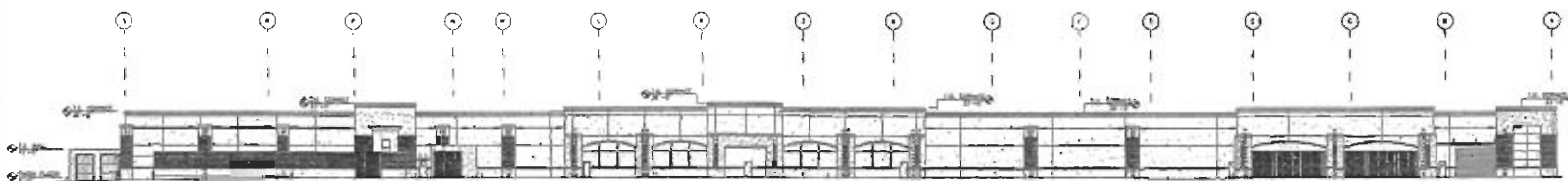
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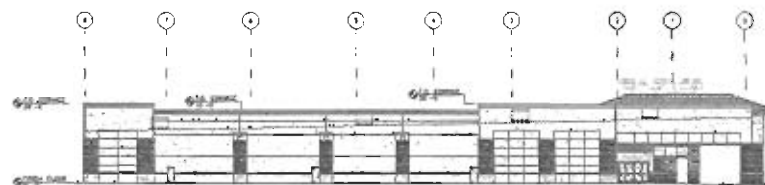
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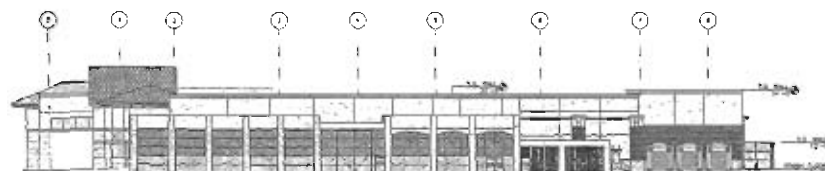
4 FRONT ELEVATION



3 REAR ELEVATION



2 LEFT ELEVATION



1 RIGHT ELEVATION

REVISIONS	DATE	BY	DESCRIPTION

**KDRA**  
KIDDO ASSOCIATES, INC.  
ARCHITECTS  
1101 N. 10TH AVENUE, SUITE 100  
SCOTTSDALE, AZ 85257  
TEL: 480/344-1101  
FAX: 480/344-1102  
WWW.KIDDOASSOCIATES.COM

**CHALLENGE**  
DESIGNING A NEW, MODERN, AND  
FUNCTIONAL SPACE FOR THE  
FUTURE OF THE COMPANY.



EXTERIOR ELEVATIONS  
LOWE'S OF  
SOUTH SCOTTSDALE  
SCOTTSDALE, AZ

DATE: 11/28/05  
DRAWN BY: [signature]  
CHECKED BY: [signature]  
APPROVED BY: [signature]

A-2.0

Lowe's of South Scottsdale  
Hayden & McDowell Roads  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.<br/> <u>AS SHOWN</u><br/> <u>                    </u><br/> <u>                    </u></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:<br/> <input checked="" type="checkbox"/> A. KNOX BOX<br/> <input checked="" type="checkbox"/> B. PADLOCK<br/> <input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS <u>B</u> FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. <u>                    </u><br/> <u>                    </u></p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 2500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) <u>                    </u></p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS <u>                    </u></p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 2-1/2 x 6 (NSHT)<br/> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.<br/> <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☒ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA: designed to ESFR heads, racks and commodities**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☒ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## **Stipulations for Case: Lowe's Home Improvement Case 87-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Kurt D. Reed Associates, INC. with a date provided on the plans by City Staff of 11/28/05
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DEI Professional Services, LLC. with a date provided on the plans by City Staff of 11/28/05
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen Associates, INC. with a date provided on the plans by City Staff of 11/28/05

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. *The face of the service entrance section(s) shall be painted to match the building, or contained within in a utility yard.*
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. No chain link fencing shall be provided.
9. All screen and site walls shall match the architectural color, materials and finish of the building(s).
10. Barbed wire shall not be visible from adjacent properties.
11. The hip roof, East and West of the entry with the Lowe's logo, indicated on the building elevations submitted by Kurt D. Reed Associates, INC. with a date provide on the plans by City Staff of 11/28/05 shall be eliminated, and replaced with a parapet element, or lowered to a maximum height of 36 feet.

## **ATTACHMENT B**



**SITE DESIGN:****DRB Stipulations**

12. *All Single and Double loaded drive aisles shall be reduced to width of 24 feet.*
13. *The Parking stalls on the East and West side of the pedestrian connections from the building to McDowell Road shall have a minimum length of 16 feet with a 2 foot overhang into the median.*
14. *The pedestrian connections along the medians from the building to McDowell Road shall have a total minimum width of 4 feet clear.*

**OPEN SPACE:****Ordinance**

- A. *The total provided open space square foot area, and total provide parking lot landscaping square foot area shall not be less than the square foot areas indicate on the site plan work sheet by DEI Professional Services, LLC. with a date provided on the plans by City Staff of 11/28/05 as determined by the Project Coordinator.*

**LANDSCAPE DESIGN:**

15. *Any trees that are provided, other than the Zoning Ordinance required mature trees, shall have minimum tree size of a 2-inch single trunk diameter, or 1 inch average multi-trunk diameter.*
16. *An additional 25 trees shall be planted in diamond shaped planter areas in the parking lot, spaced evenly between the light poles and proposed landscape islands. The dimensions for these planting areas shall be not less than 4 feet by 4 feet; and the minimum tree planting shall be 36-inch box at the time of planting.*

**Ordinance**

- B. *50 percent of the trees shall be mature as defined by the Zoning Ordinance. Mature trees shall have minimum 4-inch single trunk diameter, or 2-½ inch average multi-trunk diameter.*
- C. *The maximum separation between trees, shrubs, and ground cover limits shall not exceed 7 feet.*

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

17. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.*
18. *All horizontal photometrics readings shall be based on a total light loss factor .70.*
19. *All vertical photometrics readings shall be based on a total light loss factor 1.00*
20. *The individual luminaire lamp shall not exceed 250 watts.*
21. *The maximum height from finished graded to the bottom of any exterior luminaire shall not exceed 20 feet, except any exterior luminaire between the north building elevation and the north property line, including any exterior luminaire mounted to the north elevation.*
22. *The maximum height from finished grade to the bottom of any exterior luminaire between the north building elevation and the north property line, including any exterior luminaire mounted to the north elevation shall not exceed a height of 16 feet.*
23. *All exterior light poles, pole fixtures, and yokes, including bollards (if utilized) shall be a flat black or dark bronze.*
24. *Incorporate into the project's design, the following:*
  - Parking Lot and Site Lighting:
    - a. *The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.*

- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the east, west, and south property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The initial vertical illuminance at 6.0 foot above grade, along the north property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- e. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- f. *All luminaires mounted on the north elevation shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.*

**Arcade Lighting**

- g. *The maintained average horizontal illuminance at grade beneath the south elevation arcade including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.*
- h. *Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.*

**Customer Loading Zone (Drive-thru)**

- i. *The maintained average horizontal illuminance at grade below the canopy of the Customer Loading Zone (Drive-thru) shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.*
- j. *The sides or fascias of the canopy shall not be illuminated.*
- k. *Lights shall not be mounted on the top or sides of the canopy.*
- l. *Light fixtures under the canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.*

**NOISE:**

**DRB Stipulations**

- 25. *The minimum height of the proposed block wall adjacent to the large truck loading area shall be 12 feet, measured from the outside of the block wall (north elevation).*
- 26. *All forklifts used in the area adjacent to the residential neighborhood to the north shall be equipped with smart alarms.*
- 27. *The use of directional loudspeakers shall be prohibited within 100 feet of any adjacent residence.*
- 28. *The use of the generator shall be limited to the hours of 11 AM to 4 PM Monday through Friday and shall not run for more than 2 hours at any one time, unless necessary due to power failure.*
- 29. *Truck delivery shall be limited to 6:30 AM to 8 PM, Monday through Saturday, and 8 AM to 4 PM on Sunday.*

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

30. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

31. *Bike parking racks shall be provided within 50 feet of the main customer entry.*

**Ordinance**

*D. The minimum number of bike racks shall be provided in accordance with the Zoning Ordinance.*

*E. The total required parking and ADA required parking shall be provided in accordance with the parking master plan approved by the Zoning Administrator, with the exception that an additional 8 ADA stalls shall be provided.*

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

32. No exterior vending or display shall be allowed.

33. Flagpoles, if provided, shall be one piece, conical, and tapered.

34. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

*F. At the time of review, the applicable zoning, site plan, DRB case(s) for the subject site were: 44-ZN-1965, 23-ZN-1992, 5-SP-1965, 6-SP-1969, 149-DR-1989.*

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

35. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DEI Professional Services, LLC. with a date provided on the plans by City Staff of 11/28/05.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

36. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

37. Basin Configuration:

Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.

38. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).

Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- G. The developer shall obtain a stormwater storage waiver for this site, prior to submitting the first construction document submittal to the City's One Stop Shop.
- H. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.



I. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

J. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

K. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **Streets and other related improvements:**

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
McDowell Road	Major Arterial	65 ft half street (65 ft existing)	Existing*	Existing	Existing*
Hayden Road	Major Arterial	65 ft half street (55 ft existing)	Existing	Existing	Construct an min. 8 foot wide sidewalk along Hayden Road.

\* - The McDowell Road street improvements and sidewalk shall be constructed as part of the City's McDowell Road streetscape project. All improvements along McDowell Road associated with the site development, including landscaping, shall be coordinated with the City's streetscape project.

#### **DRB Stipulations**

39. Provide a cross access easement to the Fry's Grocery store on the west property line and construct the driveway opening.
40. Construct an 8-foot wide sidewalk along Hayden Road with a 5-foot separation from curb.
41. Dedicate additional 10 feet of right-of-way along Hayden Road.
42. Dedicate a 10-foot wide public access easement along both McDowell Road and Hayden Road along the site frontage to allow sidewalk to be moved away from back of curb (behind the 65 foot right-of-way along both streets).
43. The main site driveways shall align with the existing median openings on McDowell Road and Hayden Road.
44. Construct a right-turn deceleration lane at the main (southern) driveway on Hayden Road unless determined not to be required by the Transportation General Manager.
45. The developer shall design and construct the driveways on McDowell and Hayden Roads in general conformance with COS Standard Detail # 2257 for CH-1 (right-in, right-out locations) and CH-2 (full access locations). Construct directional sidewalk ramps at each driveway entrance.

**Ordinance**

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**INTERNAL CIRCULATION:****DRB Stipulations**

46. The developer shall provide a minimum parking-aisle width of 24 feet.
47. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
48. Gates in rear of building will need appurtenant accessories (such as: knox box, strobe, etc. per Fire Dept. standards) to allow city fire trucks access to this area.
49. Construct pedestrian connection to the west from building entrance to the adjacent parcel to the west (Fry's grocery store).
50. Construct pedestrian connections from building entrances to both McDowell and Hayden Roads.
51. The customer loading shall be limited to the canopy area on the west end of the site; a loading zone shall not be striped along the store frontage as shown on the submitted site plan.

**Ordinance**

- M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**DRB Stipulations**

52. Sight distance easements shall be dedicated over sight distance triangles.

Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

53. Vehicular Non-Access Easement:

Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Hayden and McDowell Roads except at the approved driveway location.

54. Indemnity Agreements:

When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

- N. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:****Ordinance**

- O. Underground vault-type containers are not allowed.
- P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

55. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

56. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

57. Basis of Design Report (Water):

Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- R. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

58. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

59. On-site sanitary sewer shall be privately owned and maintained.

60. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

## **CONSTRUCTION REQUIREMENTS**

### **DRB Stipulations**

61. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

### **Ordinance**

S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]